



City of Annapolis

Board of Port Wardens
Department of Planning & Zoning
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Board of Port Wardens

VIRTUAL PUBLIC MEETING

September 28, 2021

A. **CALL TO ORDER** Gene Godley, **Chair**, 7:02 pm.

B. **ROLL CALL**

Members present: **Chair** Gene Godley, **Vice Chair** Willie Sampson, Scott Anderson, Robert Shapiro

Members absent: John Butler

Staff present: Kevin Scott, Kerry Berger, Assistant City Attorney

Quorum reached.

C. **APPROVAL OF AGENDA**

Mr. Anderson moved for approval of the agenda as written. Mr. Shapiro seconded the motion. The motion passed in a vote of 4-0.

D. **ADMINISTRATIVE**

1. **August 24, 2021 Meeting Minutes**

Mr. Sampson moved for approval of the August 24, 2021 meeting minutes as written. Mr. Shapiro seconded the motion. The motion passed in a vote of 4-0.

2. **Findings of Fact, August 24, 2021**

PORT2021-016 – Peter & Angela Sheehan, 1 Severn Court – **Approved as submitted.**

PORT2021-017 – Matthew Nixon & Jennifer Blondo, 17 Revell Street – Mr. Scott commented that the supplementary information that had been requested clarifying location of the pilings has been received. **Chair** Godley agreed that requirements placed on the applicant had been satisfied. **Approved as submitted.**

PORT2021-018 – Seth Lehner, 105 Eastern Avenue – **Approved as submitted.**

Mr. Shapiro moved for approval of the findings for 1 Severn Court, 17 Revell Street, and 105 Eastern Avenue as submitted. Mr. Sampson seconded the motion. The motion passed in a vote of 4-0.

E. **OLD BUSINESS**

1. **PORT2021-013 – 310 Third Street, LLC, 310 Third Street: Replace in kind an existing marina floating dock 8 ft x 153 lf, two finger piers 5.5 ft x 40 lf, 4 mooring piles and 17 floating dock anchor piles.** **Chair** Godley raised the concern about automatic postponements instead of requests directed to the Board, since the Board should have a say in them. He voiced concern that, although the reason for this postponement is valid, the public should be kept informed. Mr. Scott added that each postponement has been posted on the website each time, and all interested parties have been emailed in order to keep them informed.
- PUBLIC HEARING CONTINUED FROM JUNE 22, 2021. TO BE POSTPONED UNTIL OCTOBER 26, 2021**

2. **PORT2021-017 – Matthew Nixon & Jennifer Blondo, 17 Revell Street.**
Mr. Scott reported that a revised drawing dated 08/25/21 has been received, which shows the existing pilings.

Chair Godley acknowledged that the applicant has now satisfied all requirements.

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A.2	Revised drawing dated 08/25/21 showing existing poles

F. **NEW BUSINESS**

1. **PORT2021-020 – Nancy Dalton, 394 Ridgely Avenue – Replace in-kind 12’ x 20’ floating platform. Nancy Dalton and Scott Mielke, consultant.**

Chair Godley swore in Nancy Dalton and Scott Mielke.

Mr. Mielke consultant, introduced the proposal by Nancy Dalton to remove the existing 12’ x 20’ platform from her pier, and replace it with an irregularly shaped 120 ft² floating platform, for a total of 189 ft², which is within the 200 ft² threshold of MDE. Mr. Mielke has been in email communication with Mr. Ausherman and provided him the revised plan. He reports that Mr. Ausherman had indicated his intent to withdraw his objection, which were more related to the property than to the pier itself. Mr. Mielke referred to page 6 of 10 of the Site Plan showing dimensions of the proposed platform.

There were no further public comments and no public speakers. Mr. Sampson moved to approve the application for 394 Ridgely Avenue as presented. Mr. Shapiro seconded the motion. The motion passed with a vote of 4-0.

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
C.1	Staff Memorandum dated 09/17/2021

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
A.2	Dalton Property Site Plan dated 9/21/2021 with attachments

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
T.1	Letter from Marvin Ausherman dated 8/28/2021 w/attachments

2. **PORT2021-021 – Robert W. Vining & Pia S. Mikkola-Vining, 7053 Bay Front Drive: Construct new 57’ pier with 12’ x 16’ platform and steps to the water to launch kayaks.**

Chair Godley swore in Robert Vining and Frank Biba.

Frank Biba, consultant, presented the proposal to construct a new 57’ pier with a floating platform with steps down to the water. There is no intention by the applicant to launch boats or other powercraft.

The wardens had no questions.

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
C.1	Staff Memorandum dated 09/17/21

Chair Godley swore in Laura Hanby.

Ms. Hanby voiced her concerns about the location of the proposed pier and platform. She referenced a set of concrete steps leading from her property down to the water. She plans to eventually add a pier in the future and at that time, her pier would extend from those existing concrete steps. This would cause the two piers to be unnecessarily close to one another. In addition, she cited concerns about privacy and the proposed pier being placed in her line of view.

Mr. Vining referenced the letter he had submitted, dated 09/27/21, and wished to summarize the letter for the record. He stated that the purpose of the pier was to allow safe access to the water for swimming, kayaking and paddle boarding. The goal of the project was to keep the swimming pier away from powerboats navigating nearby slips.

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
T.1	Email from Laura Hanby dated 09/23/21

Chair Godley accepted the following exhibit into the record.

Exhibit Number	Board of Port Wardens Exhibit Type
T.2	Letter from Robert & Pia Vining dated 09/27/21

Mr. Scott reported that there are no public speakers for this project, and the only public comment received was the letter from Ms. Hanby.

Mr. Anderson moved to approve the application for 7053 Bay Front Drive as presented. Mr. Shapiro seconded the motion. The motion passed in a vote of 4-0.

G. MISCELLANY

There was none.

H. ADJOURNMENT

Chair Godley adjourned the meeting at 7:28 pm.

Kimberly Consoli, Recorder